

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R29124 ✓

Property Information

property address: 1800 S TEXAS AVE
legal description: HILLCREST, BLOCK S, LOT 1-5, "TEXAS OAKS MOTEL"
owner name/address: HOME SUITE HOME INNS OF AMERICA INC
1601 S TEXAS AVE
0
BRYAN, TX 77805-2747
full business name: TX Oaks Apart. Motel
land use category: Comm. ME-RPS type of business: Motel
current zoning: C3 occupancy status: occupied
lot area (square feet): 29,620 frontage along Texas Avenue (feet): 257
lot depth (feet): 94 sq. footage of building: 111,605
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 5 ^{bldg. ht 1 → 20} building height (feet): 2 = 10 ^{bldg 1 → 2} # of stories: 1
type of buildings (specify): mix - brick & siding

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) less than 15 ft. front

approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) play area
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: electric
overall condition (specify): worn condition, fl in places
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) upgrade

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 15?
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: cracked, lines are fading, poor condition
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 3 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: middle curb

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: landscaping is severely overgrown & is an eyesore

Outside Storage

☒ yes ☐ no (specify) household goods
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
